

City of SeaTac

Healthy Communities Workshop

Housing for All

September 15, 2015
5:00 PM

City Hall
Council Chambers

CALL TO ORDER: Mayor Mia Gregerson called the meeting to order at 5:00 p.m.

COUNCIL PRESENT: Mayor Mia Gregerson, Councilmembers (CMs) Barry Ladenburg, Kathryn Campbell, Terry Anderson, Dave Bush (*arrived at 5:04 p.m.*), and Pam Fernald. Absent (excused): Deputy Mayor (DM) Tony Anderson.

ADMINISTRATIVE STAFF PRESENT: City Manager Todd Cutts, City Attorney Mirante Bartolo, City Clerk Kristina Gregg, Assistant City Manager (ACM) Gwen Voelpel, Principal Planner Steve Pilcher, Economic Development (ED) Manager Jeff Robinson, Human Services (HS) Program Manager Colleen Brandt-Schluter, and Senior Planner Kate Kaehny.

OTHER PARTICIPANTS PRESENT: Housing Development Consortium Policy Director Kelly Rider, Mercy Housing NW Senior Project Developer Alisa Lubert, Beacon Development President Paul Purcell, Compass Housing Alliance representative Beth Boram, Bellwether Housing representative Tory Laughlin-Taylor, Shelter Holdings representative Eric Evans, KC Community & Human Services Department Policy Advisor Cheryl Markham, Washington State Housing Finance Commission Policy Analyst Rich Zwicker, and Enterprise Community Partners representative Keri Williams.

WELCOME AND INTRODUCTIONS

ED Manager Robinson stated this is the second workshop in a series of planned workshops to discuss Council identified priorities and conditions and to learn more about the organizations and businesses that are working to create meaningful and innovative solutions to those conditions. He introduced Housing Development Consortium (HDC) Policy Director Kelly Rider.

Ms. Rider stated that everyone presenting tonight wants to be resources to the City as we continue to move forward with trying to figure out how does the region as a whole address the amount of growth coming in, how does SeaTac look at its different housing needs and how do you prioritize as a Council what the City should work on.

CM Bush arrived at this point in the meeting.

Ms. Rider reviewed the agenda for this workshop regarding Housing for All.

She explained what HDC does.

SeaTac has a lot of hotel rooms and many homeless end up staying in hotels and spending a lot of their budget. Family size and incomes can also make it hard to afford housing.

Affordable housing is “affordable” when a household is paying less than or equal to 30% of their income for housing costs. HDC members work to build permanently affordable housing that is affordable for lower income households.

HOUSING DEVELOPERS & PROVIDERS

The following people explained the services provided and reviewed affordable housing projects their group has or is developing. They also shared characteristics of affordable housing:

- Mercy Housing NW Senior Project Developer Alisa Lubert: Mercy Othello Plaza (108 family apartments in Seattle) and Columbia City Station (52 family apartments in Seattle).
- Beacon Development President Paul Purcell: Plaza Roberto Maestas (112 affordable apartments) made possible by discounted land by sponsor.
- Compass Housing Alliance representative Beth Boram: Angle Lake (80 unit senior project).
- Bellwether Housing representative Tory Laughlin-Taylor: Rose Street Apartments and Stone Way Apartments. Affordable Housing operated by non-profit can be a great asset – quality of construction (built to last), taking on a known long-term neighbor,
- Shelter Holdings representative Eric Evans: South Kirkland TOD

Some characteristics of affordable housing: partnering with local jurisdictions, all parties engaged, right environment, changes in code, changes in parking requirements, and working with Council.

PUBLIC & PRIVATE PARTNERS

The following presenters spoke on the programs they offer and how they work with non-profit agencies:

- KC Community & Human Services Department Policy Advisor Cheryl Markham (Direct Administration, Housing Finance Program, Housing Repair Program, Credit Enhancement Program, Combined Operating, Rental Assistance and Services Fund)
- Washington State Housing Finance Commission Policy Analyst Rich Zwicker (homeownership assistance, creating or preserving Multifamily Housing, nonprofit facilities, 24 farms/ranches, 7 energy projects, sustainable energy program, important for local governments to have a point person to work on housing developments and assist in bringing projects to fruition)
- Enterprise Community Partners representative Keri Williams (national organization, works to finance project developers funded with tax credits and other sources)

LOCAL PRIORITIES & OPPORTUNITIES

Ms. Rider stated that non-profits and for-profits working with public resources to develop affordable housing develop high quality, safe, healthy, and affordable homes to address local needs.

She reviewed ideas of opportunities:

- Policies: promote a variety of housing types, preserve existing affordable housing, expand Multi Family Tax Exemption (MFTE), use surplus property, offer incentives, partner with others, no net loss in transit communities, support and encourage legislation at the county, state, and federal level, and review codes and development regulations to ensure they do not create barriers to affordable housing opportunities
- Partners: non-profit organizations, Sound Transit, State Government, King County, and other South King County (SKC) cities.

Mr. Robinson reviewed considerations for Council action:

- Establish a program for mandatory licensing of all rental housing
- Begin regular (annual or other) inspections of all rental housing
- Immediately begin conducting condition surveys of multi-family housing to establish baseline and identify properties at-risk of becoming blighted or posing health or safety issues
- Require that redeveloped City-owned property contain a certain percentage of affordable housing
- Actively engage non-profit and for profit developers to increase and /or preserve affordable housing options
- Expand the Multi-family Tax Exemption program to the Angle lake Station Area
- Be willing to participate in regional housing programs with both staff involvement and financial support

DISCUSSION / QUESTIONS AND ANSWERS

Council and presenters discussed what's considered when determining the cost of housing, maintaining stock of affordable housing versus building new, how to do more along transit lines as parking can be part of the challenge, and future road map for the developer to understand how to utilize all of the resources.

Council concurred to move forward with conversation to review potential policy solutions.

ADJOURNED: Mayor Gregerson adjourned the workshop at 6:38 p.m.